

RUMSON ZONING BOARD OF ADJUSTMENT
MAY 19, 2015
MINUTES

Chairman Brodsky called the regular meeting to order at 7:30 p.m. with the Pledge of Allegiance. The Roll was called with the following members present: Brodsky, Thompson, Torcivia, Duddy, Blum, Seaman. Also present: Bernard Reilly (Board Attorney), Fred Andre, Zoning Officer), State Shorthand.

The requirements of the Open Public Meetings Act were stated as met.

Thomas & Richelle Frangione, 6 Narumsunk St.

Paul Damiano, architect, was sworn in at this time, along with Mr. & Mrs. Frangione. The Board accepted Mr. Damiano's qualifications.

Mrs. Frangione explained their plan to construct a new, open covered front porch. A rendering of the plan was shown to the board (A-1). Photos were also presented which depict the existing house and property. The porch will wrap around to also meet the side driveway. The porch will be 5' x 11' in size, with a double column and a stone base. There is also a balcony over the garage, and they are looking to fill in a part of this area to add some closet space on the second floor. The lot is undersized (corner lot). They are proposing an 18.25' setback, where 30' are required on the Lafayette St. side. An aerial photo was shown, with Mr. Damiano noting that the setback proposed is not unprecedented on the street. The photos were passed around for the Board's information.

Mrs. Seaman has seen the house and agrees this will make a very nice presentation. She does not think they are asking for that much, and it will be an improvement to the house, in her opinion.

Chairman Brodsky agreed with Mrs. Seaman's comments and also thinks the plan will be an improvement.

Sandra Mailman, speaking from the public, was sworn in and said she lives across the street at 10 Narumsunk St. She informed the Board that Mr. Damiano also did the plans for her house, and he did a great job. She supports the application and thinks it will be an improvement to the house.

Mrs. Seaman moved to approve the application, and Mr. Duddy seconded.

Roll Call Vote: Ayes – Brodsky, Blum, Torcivia, Thompson, Duddy, Seaman

Nays – None

Motion carried.

Resolutions

1. **Thomas & Anne Schafer, 7 Linden Lane** – Approval to raze existing house and construct a new, single-family home.;
2. **Robert & Laurie Keller, 1 Elm Lane** – Approval to raze the existing house and construct a new, single-family residence and in-ground pool;
3. **Raj & Linda Yadav, 8 Laurel Lane** – Approval to install an in-ground pool;

- 4. Carly McIlvane, 19 Meadowbrook Ave.** – Approval to construct a new, rear one-story addition and partial second floor addition to existing residence, which will be raised to meet base flood elevation requirements.

Mr. Thompson moved to adopt these resolutions, and Mrs. Seaman seconded.

Roll Call Vote – Ayes (Eligible) – Brodsky, Seaman, Torcivia, Duddy, Thompson, Blum\

Nays – None

Motion carried.

- 5. John Vibert & Laura Bostwick, 28 Bellevue Ave.** – Approval to remove existing house and retain in-ground pool and construct a new, single-family residence, conditioned upon the provision of a conservation easement on Auldwood Lane and Bellevue Ave.

Mr. Thompson moved to adopt the resolution, and Mr. Torcivia seconded.

Roll Call Vote – Ayes (Eligible) – Thompson, Duddy, Torcivia

Nays – None

Motion carried.

Election of Vice-Chairman to the Zoning Board of Adjustment

Mr. Brodsky moved to appoint Mr. Duddy as Vice-Chairman of the Rumson Zoning Board of Adjustment, and Mrs. Seaman seconded.

Roll Call Vote: Ayes – Brodsky, Thompson, Seaman, Blum, Torcivia

Nays – None

Motion carried.

Approval of Minutes

Mr. Thompson moved to approve the minutes of the April meeting, with corrections, and Mrs. Seaman seconded. Voice Vote: Ayes, unanimous.

There being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous. The meeting was adjourned at 8:05 p.m.

The next meeting will be **June 16, 2015.**

Respectfully submitted,

Patricia Murphy
Clerk